

IN RE: PETITION FOR RESIDENTIAL
ZONING VARIANCE
N/S Mantua Mill Rd.,
NWC Green Road
14045 Mantua Mill Road
4th Election District
3rd Councilmanic District
Edith B. Ransom
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 93-27-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance from Sections 400.1 & 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow an accessory building in the front yard, in lieu of the required rear yard; to allow an accessory building with a height of 17 ft., in lieu of the required 15 ft., and to allow an accessory building with a larger building footprint than the principal dwelling, in lieu of the required smaller building footprint, as more particularly described on Petitioner's Exhibit No. 1.

The Petitioner having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of

the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 15th day of October, 1992 that the Petition for a Zoning Variance from Sections 400.1 & 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow an accessory building in the front yard, in lieu of the required rear yard; to allow an accessory building with a height of 17 ft., in lieu of the required 15 ft., and to allow an accessory building with a larger building footprint than the principal dwelling, in lieu of the required smaller building footprint, in accordance with Petitioner's Exhibit No. 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The proposed improvement (building/pool) shall be used only by the property owners and their guests. The proposed pool shall not be used for commercial purposes and shall not be leased and/or rented for the purpose of

providing therapy facilities to members of the public.

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mm

Suite 113, Courthouse
401 Washington Avenue
Towson, MD 21204

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

(410) 887-4386

October 14, 1992

Ms. Edith B. Ransom
14045 Mantua Mill Road
Glyndon, Maryland 21071

RE: Petition for Residential Zoning Variance
Case No. 93-27-A
14045 Mantua Mill Road

Dear Ms. Ransom:

Enclosed please find the decision rendered in the above captioned case. The Petition for Residential Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mm
encl.

ORDER RECEIVED FOR FILING
Date 10/15/92
By [Signature]

ORDER RECEIVED FOR FILING
Date 10/15/92
By [Signature]

ORDER RECEIVED FOR FILING
Date 10/15/92
By [Signature]

description of the property: 93-27-A 32

14045 MANTUA MILL RD

Parcel number 120 of land situate, lying and being in the Fourth Election District of Baltimore County, in the State of Maryland, and described as follows:

BEGINNING FOR THE SAME at a stone marked "I" heretofore set at the beginning of the sixth line of the parcel of land firstly described in a deed dated April 22, 1943 and recorded among the Land Records of Baltimore County in Liber R.J.S. No. 1287, folio 87, which was conveyed by James C.L. Anderson to Frank A. Bonsal and wife and thence running with and binding on the sixth and seventh lines of said parcel of land the two following courses and distances, South 88 degrees 30 minutes West 777 feet to a stone South 3 degrees 30 minutes East 540 feet to the center of Mantua Mill Road (formerly Dover Road) thence running and binding in or near the center of Mantua Mill Road, South 63 degrees 30 minutes East 660 feet, thence leaving said road and running for lines of division the three following courses and distances North 27 degrees 10 minutes East 678.44 feet, North 88 degrees 30 minutes East 530 feet and North 3 degrees East 255 feet to intersect the fifth line of the aforesaid firstly described parcel of land in the deed from Anderson to Bonsal and thence running with and binding on a part of said fifth line South 88 degrees 30 minutes West 700 feet to the place of beginning. Containing 16.68 acres of land, more or less.

Parcel Number 125 of land situate, lying and being in Fourth Election District of Baltimore County, in the State of Maryland, and described as follows:

BEGINNING FOR THE SAME at a point in or near the center of the Mantua Mill Road (formerly Dover Road) distant South 63 degrees 30 minutes East 660 feet measured along or near the center of said road from the end of the seventh or South 3-1/2 degrees East 540 foot line of the parcel of land firstly described in a deed dated April 22, 1943 and recorded among the Land Records of Baltimore County in Liber R.J.S. No. 1287, folio 87, which was conveyed by James C.L. Anderson to Frank A. Bonsal and wife and thence running and binding in or near the center of the Mantua Mill Road the two following courses and distances South 63 degrees 30 minutes East 111.38 feet and South 87 degrees East 703.92 feet and thence leaving said road and running for lines North 3 degrees East 705 feet to a point distant South 3 degrees West 255 feet from the fifth line of the aforesaid parcel of land, South 88 degrees 30 minutes West 530 feet and South 27 degrees 10 minutes West 678.44 feet to the place of beginning. Containing 10.50 acres of land, more or less.

Parcel of land number 145 of land situated, lying and being in the Fourth Election District of Baltimore County, State of Maryland, and described as follows to wit:

Beginning at the point of intersection of the center line of Mantua Mill Road (formerly Dover Road) with the center line of Green Road and at the beginning of the North 1 3/4 degrees West 1043 foot line of a parcel of land firstly described in a deed dated April 22, 1943 and recorded among the Land Records of Baltimore County in Liber R.J.S. No. 1287 folio 87 which was conveyed by James C.L. Anderson, unmarried, to Frank A. Bonsal and Edith Bass Bonsal, his wife, and 1 degrees 45 minutes West 1043 feet, leaving said road and running with and binding on a part of the fifth line of said described parcel of land, South 88 degrees 30 minutes West 864 feet to the end of the sixth or North 3 degrees East 255 foot line of a January 13, 1975 and recorded among the Land Records of Baltimore County in Liber E.H.K. Jr. No. 5618 folio 648 was conveyed by Edith M. Ransom, daughter, her husband, thence on said third line, South 3 degrees West 255 feet to the end of the third or North 3 degrees East 705 foot line of a parcel of land which by a deed dated March 17, 1976 and recorded among the Land Records of Baltimore County in Liber E.H.K. Jr. No. 5618 folio 648 was conveyed by Edith M. Ransom, daughter, her husband, thence on said third line, South 3 degrees West 705 feet to the center of Mantua Mill Road (formerly Dover Road) and thence binding in or near the center of said Mantua Mill Road, the two following courses and distances South 85 degrees 54 minutes East 466.8 feet and South 85 degrees 41 minutes East 481 feet to the place of beginning. Containing 20.8 acres of land more or less.

PETITION FOR ADMINISTRATIVE VARIANCE 93-27-A

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property located in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, petition for a Variance from Sections 400.1, 400.2, 400.3 of the Baltimore County Zoning Regulations to allow an accessory building in the front yard, 17 feet in height, and larger in footprint than the principal dwelling in lieu of the required rear yard 15 feet in height and smaller in footprint than the principal building in the rear yard, as more particularly described on Petitioner's Exhibit No. 1.

See reverse side

Property is to be advertised under posted as prescribed by Zoning Regulations.

I, the undersigned, hereby declare and affirm, under the penalties of perjury, that I am the legal owner(s) of the property which is the subject of this petition.

Contract Purchaser:

(Type or print name)

(Signature)

(Address)

City State Zip Code

Attorney for Petitioner:

(Type or print name)

(Signature)

(Address)

City State Zip Code

(Type or print name)

(Signature)

(Address)

Legal Owner(s):

(Type or print name)

(Signature)

(Address)

City State Zip Code

Attorney for Petitioner:

(Type or print name)

(Signature)

(Address)

City State Zip Code

(Type or print name)

(Signature)

(Address)

A PUBLIC HEARING HAVING BEEN REQUESTED AND/OR FOUND TO BE NECESSARY, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of October, 1992, that the subject matter of the petition be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted throughout Baltimore County, and that the property be reported.

RECEIVED BY LG Date 7/30/92

RECEIVED FOR FILING Date 8/16

AFFIDAVIT IN SUPPORT OF ADMINISTRATIVE VARIANCE

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) believe and certify to the truth of the statements herein.

That the Affiant(s) declare presently reside at 14045 Mantua Mill Road

Glyndon MD 21071

That based upon personal knowledge, the following are the facts upon which I have based the request for an Administrative Variance at the above address: (please specify or attach affidavits)

For family member therapy use, location is for ease of access for members currently in therapy elsewhere and who use walkers or wheelchairs. Other locations on site were considered, this location:

is best for staffing, monitor, and accessibility, especially in winter, for year round therapy. Also the only location for active solar designed Building.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reporting and advertising fee and may be required to provide additional information.

Edith B. Ransom
Edith B. Ransom

STATE OF MARYLAND, COUNTY OF BALTIMORE, ss. I, [Signature], a Notary Public for the State of Maryland, do hereby certify that the foregoing is a true and correct copy of the Affidavit of [Signature] as sworn to before me on this 19th day of October, 1992.

My Commission Expires 7-27-92

My Commission Expires 7-27-92

My Commission Expires 7-27-92

My Commission Expires 7-27-92

My Commission Expires 7-27-92

My Commission Expires 7-27-92

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My Commission Expires 7-27-92

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 4th Date of Posting: 8/14/92

Posted for: Variance

Petitioner: Edith B. Ransom

Location of property: 14045 Mantua Mill Rd. (14045) at NW corner of Green Rd.

Location of signs: Posting notices at driveway entrance to property of Edith B. Ransom.

Remarks: [Signature]

Posted by: [Signature] Date of return: 8/14/92

Number of Signs: 1

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ITEM 32 receipt

Date: 7/30/92

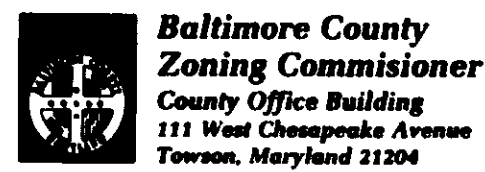
CD 4
CD 3

Account: R-001-4150
Number:

RANSOM,
14045 Mantua Mill Rd
N/S Mantua Mill NW corner Green Rd
Residential Variance 30
Posting 35
#85.00 TOTAL

Please Make Check #0044-0004-361 BALDore County \$85.00
BA C009157AH07-30-92

Center Validation



Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Date: 8/03/92 Account: R-001-4150
Number: H9300032

PAID PER HAND-WRITTEN RECEIPT DATED 7/30/92

8/03/92 H9300032
PUBLIC HEARING FEES QTY PRICE
010 -ZONING VARIANCE (TRL) 1 X \$50.00
080 -POSTING SIGNS / ADVERTISING 1 X \$35.00
LAST NAME OF OWNER: RANSOM TOTAL: \$85.00

Cashier Validation

Please Make Checks Payable To: Baltimore County

111 West Chesapeake Avenue
Towson, MD 21204

August 18, 1992

(410) 887-3353

Ms. Edith B. Ransom
14045 Mantua Mill Road
Glyndon, MD 21071

RE: Item No. 32, Case No. 93-27-A
Petitioner: Edith B. Ransom
Petition for Administrative Variance

Dear Ms. Ransom:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this
30th day of July, 1992

Arnold Jablon
ARNOLD JABLON
DIRECTOR

Received By:

W. Carl Richards Jr.
Chairman,
Zoning Plans Advisory Committee

Petitioner: Edith B. Ransom

Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: August 11, 1992
Zoning Administration and
Development Management
FROM: Ervin McDaniel, Chief
Office of Planning and Zoning
Development Review Section
SUBJECT: Petitions from Zoning Advisory Committee
August 10, 1992

The Office of Planning and Zoning has no comments on the following petitions:

Item No. 28, Alfred Pinkard
Item No. 30, Bee Tree Partnership
Item No. 31, Albert Baumgart
Item No. 32, Edith Ransom
Item No. 33, Michael and Patricia Perholtz
Item No. 34, Charles and Patricia Chlebda

If there should be any further questions or if this office can provide additional information, please contact Francis Morsey in the Office of Planning at 887-3211.

EM/FM/rdn

RECEIVED
AUG 25 1992
ZONING OFFICE

ITMS28.33/ZAC1

Development Review Committee Response Form
Authorized signature: *Robert J. Farnish*

08/21/92

Date: 8/24/92

Project Name: Stonegate at Patapsco (Aerial Property)
File Number: 90476
Waiver Number: 6-1-92
Zoning Issue: ZON DED TE (Waiting for developer to submit plans first)
Meeting Date:

COUNT 1
✓ Alfred Pinkard 28 NIC 8-10-92
DED DEPRM RP STP TE
Bee Tree Partnership 30 NIC
DED DEPRM RP STP TE
✓ Albert F. Baumgart 31 NIC
DED DEPRM RP STP TE
✓ Edith B. Ransom 32 NIC
DED DEPRM RP STP TE
Michael and Patricia A. Perholtz 33 W/C
DED DEPRM RP STP TE
✓ Charles C., Sr. and Patricia G. Chlebda 34 NIC
DED DEPRM RP STP TE

COUNT 6
Colonial Village Company 19 W/C 8-3-92
DEPRM STP TE
Susan J. Blum 23 W/C
DEPRM STP TE

COUNT 2
FINAL TOTALS
COUNT 9

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21204-5500

AUGUST 6, 1992

(410) 887-4500

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: EDITH B. RANSOM

Location: 14045 MANTUA MILL ROAD

Item No.: * 32 (LWG) Zoning Agenda: AUGUST 10, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: *Robert J. Farnish* Noted and Approved
Planning/Group Special Inspection Division Fire Prevention Bureau

JP/KEK

RECEIVED
AUG 10 1992
ZONING OFFICE

Department of Recreation and Parks
Development Review Committee Response Form
Authorized signature: *Walter H.*

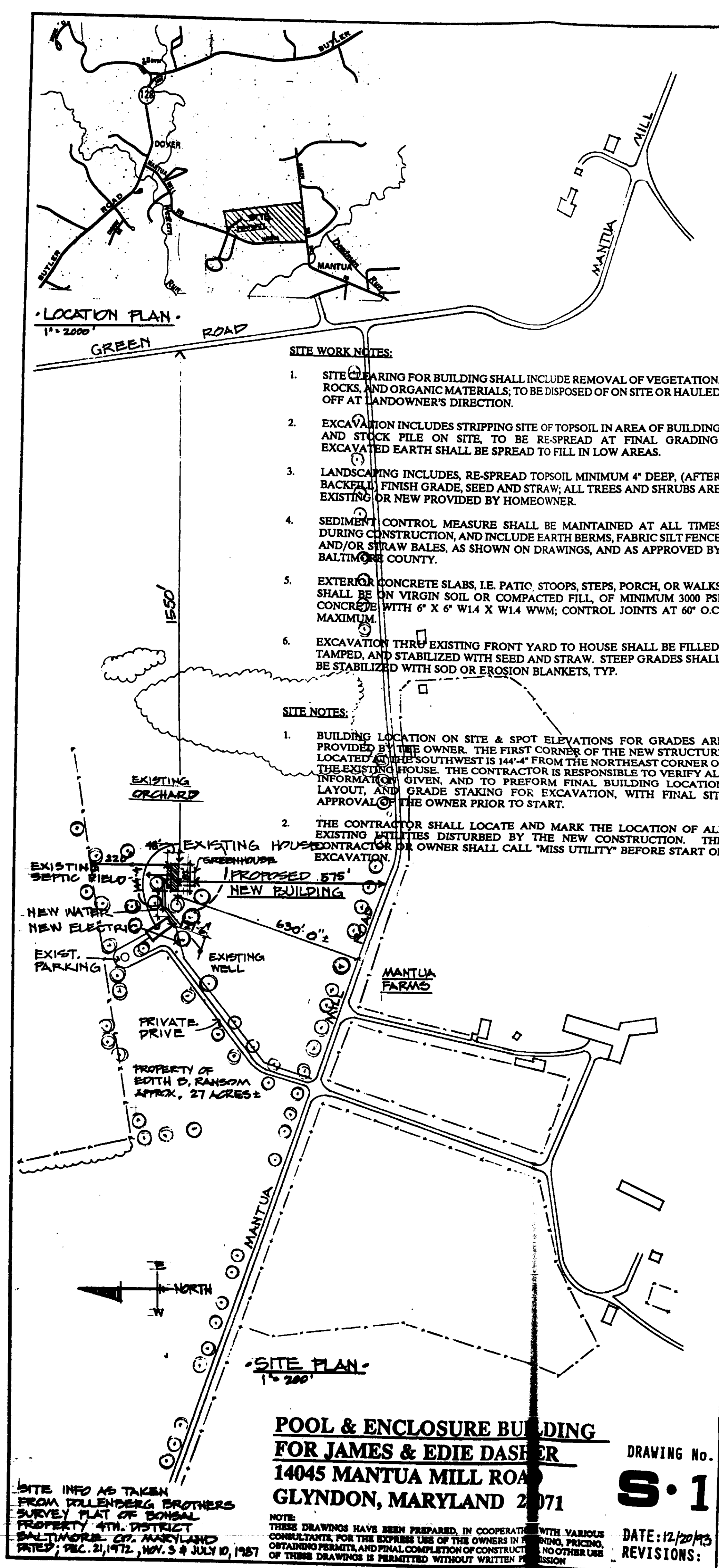
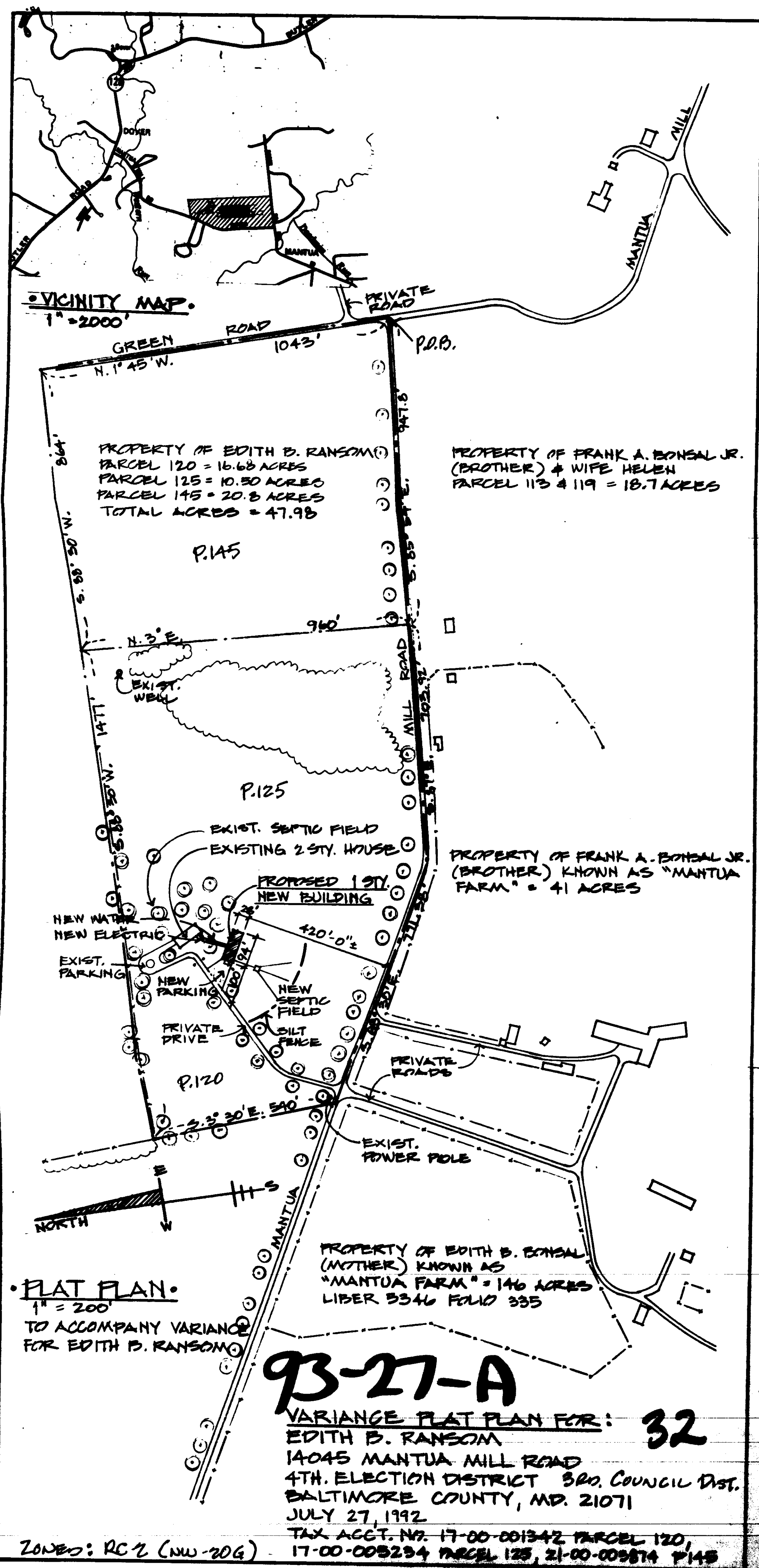
Date: 8/24/92

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DED DEPRM RP STP TE
Bee Tree Partnership 30 NC
DED DEPRM RP STP TE
✓ Albert F. Baumgart 31 NC
DED DEPRM RP STP TE
✓ Edith B. Ransom 32 NC
DED DEPRM RP STP TE
Michael and Patricia A. Perholtz 33 W/C
DED DEPRM RP STP TE
✓ Charles C., Sr. and Patricia G. Chlebda 34 W/C
DED DEPRM RP STP TE

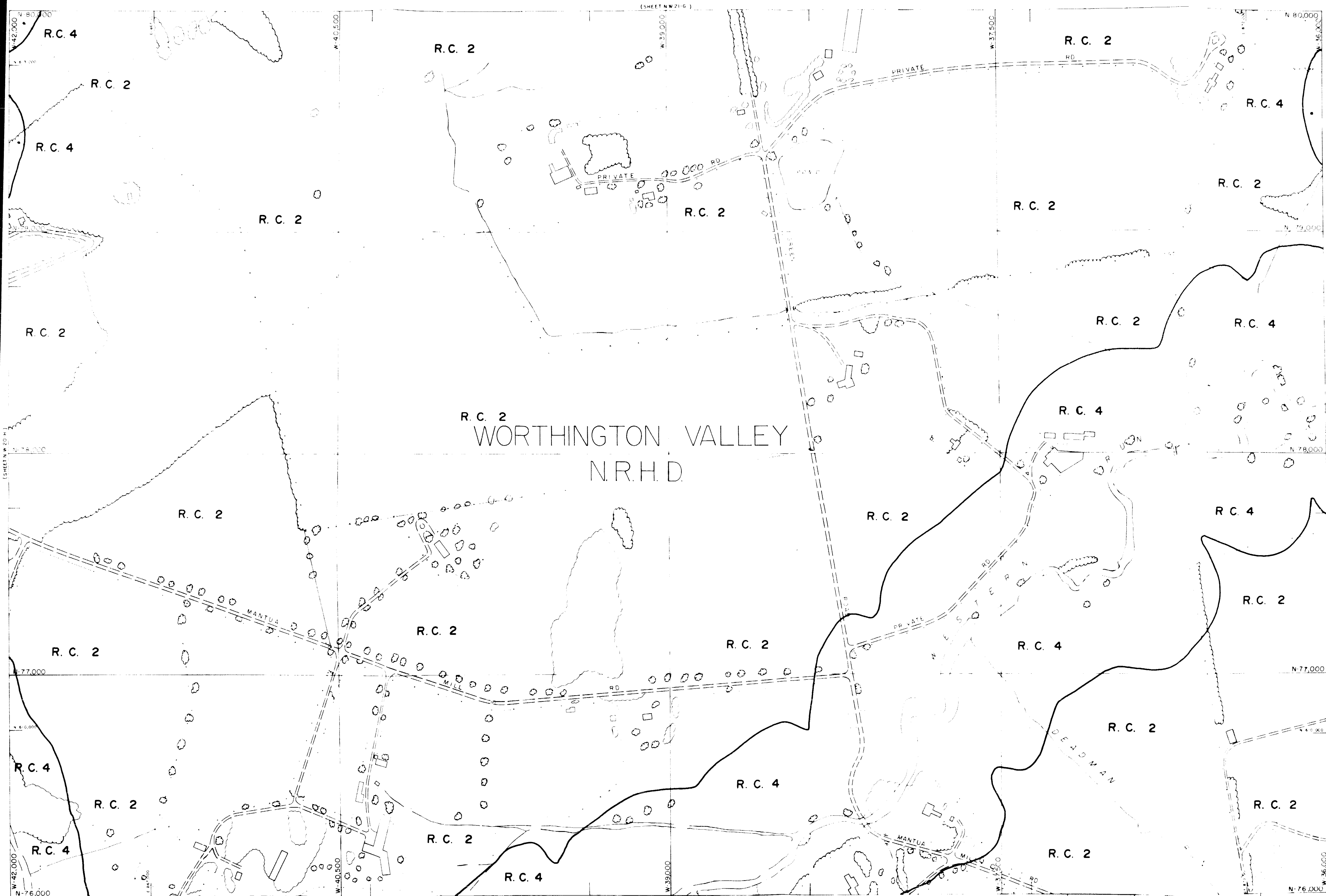
COUNT 6
✓ James and Linda Heier 35 8-24-92
DED DEPRM RP STP TE
✓ Allan L. Snyder Et. Al. 36
DED DEPRM RP STP TE
✓ Salvo Auto Parts 37
DED DEPRM RP STP TE
✓ Adela M. Lombardi and Florence Kinsky 38
DED DEPRM RP STP TE
✓ Helaine G. and Melvin R. Troesch 39
DED DEPRM RP STP TE
✓ Baltimore Country Club of Baltimore City 40
DED DEPRM RP STP TE

93-27-A 32

The image consists of three vertically stacked, high-contrast black and white photographs. The top photograph shows a dense line of trees and foliage against a dark background. The middle photograph shows a similar scene with trees and foliage, but with a horizontal line, possibly a wire or a path, running across the middle. The bottom photograph shows a large, bright, irregular shape, possibly a cloud or a large object, against a dark background, with a horizontal line running across the middle.



Location & New Site
OK PR
Lerry Schmidt
23 Dec 93



WORTHINGTON VALLEY
N.R.H.D.

W-NE

1988 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 13, 1988
Bill Nos. 144-86, 145-86, 146-86, 147-86, 148-86, 149-86, 150-86
Dale T. Vos
Chairman, County Council

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

SCALE

1" = 200'

DATE

OF

PHOTOGRAPHY

JANUARY

1986

LOCATION

NORTH OF

MANTUA

32

SHEET

NW

20-G

93-27-A



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE
1" = 200'

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
NORTH OF
MANTUA

SHEET
NW
20-G

32

93-27-A